016.A	0004	0031.0	1 of 1	Condominium	ARLINGTON
Map	Block	Lot	CARD		

	Total Card /	Total Parcel
APPRAISED:	929,400 /	929,400
USE VALUE:	929,400 /	929,400
ASSESSED:	929,400 /	929,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		MOTT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YAN BRIAN & JEAN
Owner 2:	
Owner 3:	
Street 1:	31 MOTT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2016, having primarily Vinyl Exterior and 2758 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	929,400			929,400
Total Card	0.000	929,400			929,400
Total Parcel	0.000	929,400			929,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.98 | /Parcel: 336.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	318243
GIS Ref	
GIS Ref	
Insp Date	07/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 016.A-0004-0031.0

!16307!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	912,300	0	.		912,300	912,300	Year End Roll	12/18/2019
2019	102	FV	885,300	0	.		885,300	885,300	Year End Roll	1/3/2019
2018	102	FV	802,500	0	.		802,500	802,500	Year End Roll	12/20/2017

PRINT

Date	Time
12/11/20	05:55:26

LAST REV

Date	Time
07/26/18	17:36:22

danam

USER DEFINED

Prior Id # 1:	11622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16307

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	66994-488		3/28/2016		855,000	No	No		Master Deed 66812:216

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann
7/26/2017	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8283																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.8	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.71754897
Const Adj.:	0.99989998
Adj $ / SQ:	175.782
Other Features:	52965
Grade Factor:	1.10
NBHD Inf:	1.60000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	946478
Depreciation:	17037
Depreciated Total:	929442

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	309.38
Special Features:	0	Val/Su Net:	336.98
Final Total:	929400	Val/Su SzAd	336.98

SKETCH

UnSketched SubAreas:
GLA: 2758,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,758	175.780	484,807

Net Sketched Area:	2,758			Total:	484,807
Size Ad	2758	Gross Are	2758	FinArea	2758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.A-0004-0031.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: